

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2001:

Present

Vote

James S. Burgett, Chairman
Donald E. Wiggins, Vice Chairman
Walter C. Zaremba
Sheila S. Noll
Thomas G. Shepperd

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO
AUTHORIZE A BED AND BREAKFAST INN AT 121 LAFAYETTE ROAD

WHEREAS, Robert and Sheri Mann have submitted Application No. UP-584-01, to request a special use permit, pursuant to Section 24.1-306 of the York County Zoning Ordinance (category 1, number 6) to authorize the expansion of an existing accessory structure in conjunction with a single-family dwelling, for the purpose of operating a bed and breakfast establishment located at 121 Lafayette Road and further identified as Assessor's Parcel No. 19A-(1)-F-12; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application;
and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the comments of the public with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the __th day of _____, 2001, that Application No. UP-584-01 be, and it is hereby, approved subject to the following conditions:

1. This use permit shall authorize the expansion of an existing accessory structure in conjunction with a single-family dwelling, for the purpose of operating a two-suite

bed and breakfast establishment on property located at 121 Lafayette Road and further identified as Assessor's Parcel No. 19A-(1)-F-12. Rental of rooms shall be limited to overnight guests as opposed to long-term boarders. The owner's living quarters in the principal dwelling shall be the only dwelling unit permitted on the property.

2. The owner/operator of the bed and breakfast establishment shall reside on the premises and maintain the property primarily as a single-family residence with the bed and breakfast operation constituting an accessory use.
3. A site plan and building plans, prepared in accordance with Article V of the York County Zoning Ordinance and the BOCA Building Code and in substantial conformance with the sketch plans and elevations submitted by the applicant shall be submitted to and approved by the York County Department of Environmental and Developmental Services prior to the establishment of the bed and breakfast operation. The plan shall describe the interior of the building in sufficient detail to determine compliance with parking, health, and building code requirements. In addition, all existing and proposed off-street parking areas shall be identified and installed according to specifications outlined in Article VI of the York County Zoning Ordinance. No off-site parking provisions will be allowed.
4. One (1) freestanding , non-illuminated sign, not exceeding four (4) square feet in area, shall be permitted to identify the use.
5. The proposed use shall be connected to public water and sanitary sewer service.
6. The maximum occupancy of the bed and breakfast establishment shall be six (6) persons if operated as a two (2) suite facility.
7. Retail sales on the premises shall not be permitted.
8. All conditions listed in Section 24.1-409 of the Zoning Ordinance shall be observed.
9. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.